5109 TALLASSEE RD, ATHENS, GA 30607



EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price: \$449,000

Lot Size: $24.37 \pm Acres$

Lot Frontage: 1083 ft Tallassee Rd

992.3 ft Hwy 330

Zoning: A-2

Market: Jackson County

Traffic Count: 2,820 Tallassee Rd 4,760 Hwy 330

PROPERTY OVERVIEW

Rural location yet close to Athens, Winder, I-85, and less than 1 hour to Atlanta. This 24.37 acres has excellent double road frontage on Hwy 330 and Tallassee Rd. The tract is mostly wooded hardwood and some pine with approximately 4+ acres of open board fence pasture, with a 44 x 50 barn with 3 stalls. tack room, hay loft, and a large center hallway. Additionally, located on one side of the property is a 2 bedroom, 2 bath, board siding home with a large great room with fireplace, a living area, dining area and kitchen, all open. Additionally, there is a separate 8 x 20 utility building for workshop and storage. There are several nice home sites on the property.

LOCATION OVERVIEW

From Athens, take Hwy 129 North to Highway 330 West. Travel less than a half mile, property will be on left fronting Hwy 330. Entry to property is on Tallassee Rd. See realtor sign.

PROPERTY HIGHLIGHTS

- · Growing area
- Road frontage on both Hwy 330 and Tallassee Road
- · Open board fence pasture with 3 stalls, tack room, and hay loft
- 2 bedroom, 2 bath home on property
- Several nice home sites are located on the property

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH 706.548.9300

706.548.9300 grantwhitworth@gmail.com

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LOCATION MAPS





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ADDITIONAL PHOTOS









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ADDITIONAL PHOTOS







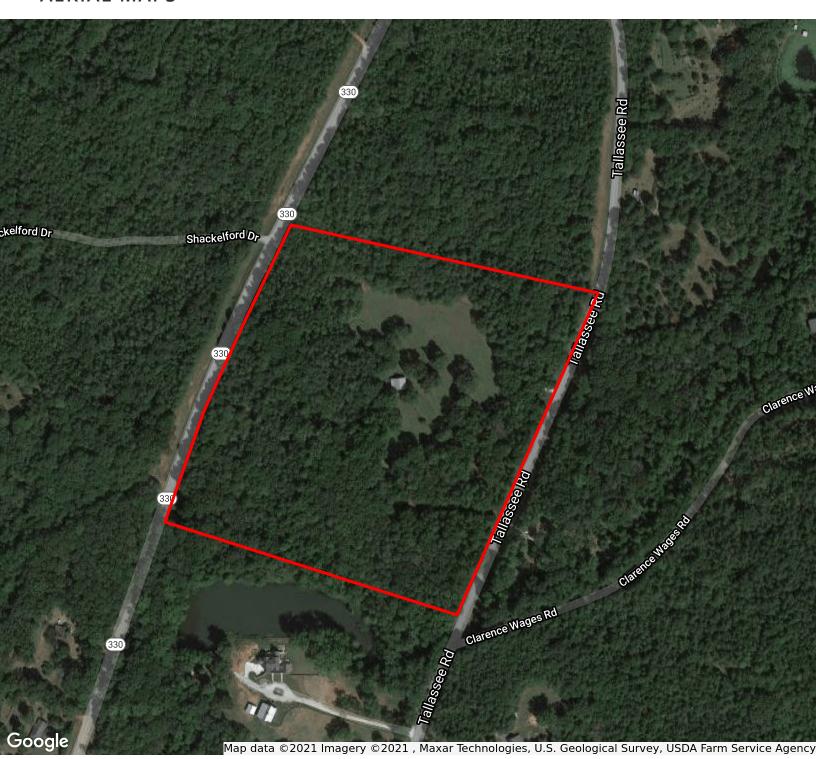


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AERIAL MAPS



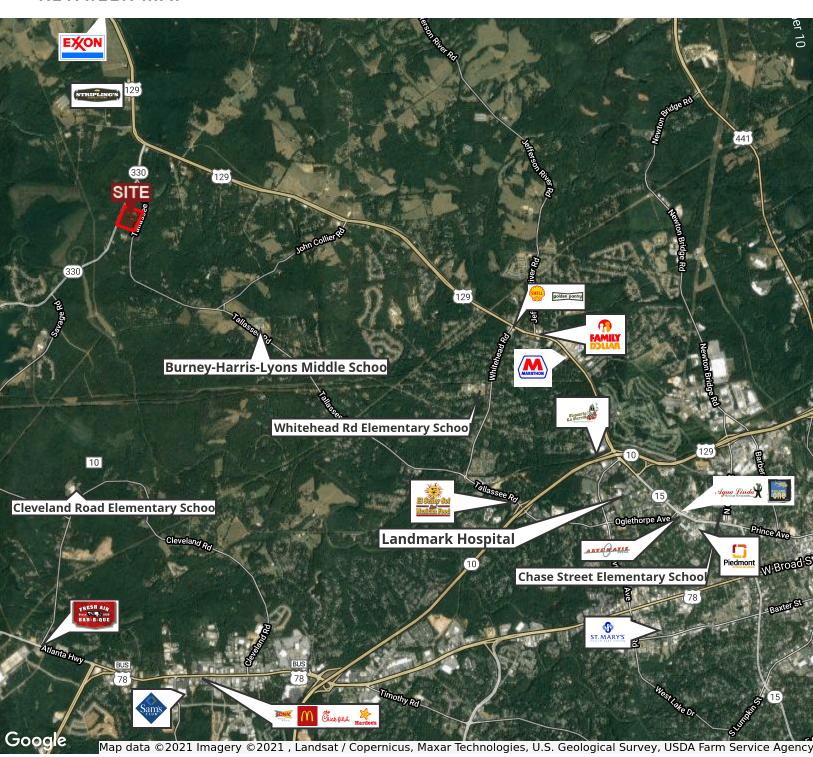
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RETAILER MAP

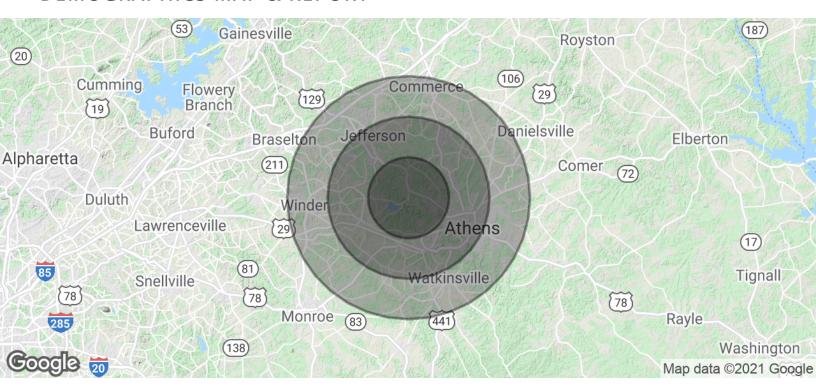


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	24,797	137,010	248,547
Average age	34.7	31.4	32.2
Average age (Male)	33.4	30.7	31.3
Average age (Female)	35.6	32.0	33.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	9,464	49,130	89,880
# of persons per HH	2.6	2.8	2.8
Average HH income	\$67,795	\$61,046	\$59,628

\$213,382

Average house value

\$204,381

\$212,887

^{*} Demographic data derived from 2010 US Census